

Bountiful City
Administrative Committee Minutes
December 27, 2012
5:00 P.M.

Present: Chairman – Aric Jensen; Committee Members - John Marc Knight and Dave Badham;
Assistant Planner – Scott Holtry, and Julie Anderson

Excused: Committee Member – Lloyd Cheney and Recording Secretary – Darlene Baetz

1. Chairman Jensen opened the meeting at 5:00 pm and all present introduced themselves.
2. Consider approval of minutes for November 26, 2012.

Mr. Knight made a motion to approve the minutes for November 26, 2012 as written. Chairman Jensen seconded the motion. Voting was 2-0 in favor with Mr. Badham abstaining as he was not present at this meeting.

3. **PUBLIC HEARING** - Consider a Conditional Use Permit to allow for solar panels at 177 E. Oakridge Dr., Steven and Debra Nielsen, applicants.

Mr. Jack Matsen, representing Intermountain Wind and Solar was present. Scott Holtry presented the staff report.

The applicant's property is in an R-3, Residential Single Family Zone. Solar power panels are classified in the City Ordinance as "private power plants" and require a conditional use permit if they are over 10 Watts. Plans have been submitted showing thirty-six (250 Watt) solar panels. The panels will be located on the south end of the residence. The panels will follow the pitch line of the roof, and after reviewing the angle of sunlight reflecting off the solar array, there are not any major signs that surrounding properties will be negatively affected.

Based on the findings, staff finds that the applicant would comply with requirements for a conditional use permit. Staff recommends approval of the Conditional Use Permit with the following conditions:

1. Applicant obtains a building permit.
2. System is set up in accordance with Bountiful City Power requirements.
3. This Conditional Use Permit is just for this site and is not transferable.

Chairman Jensen opened the Public Hearing.

Sally Alley, neighbor living at 3597 Oakridge Circle, mentioned that she was in attendance to learn the approval procedure for solar panels. Chairman Jensen reviewed the process with her.

Mr. Jack Matsen discussed the orientation of solar panels. The second drawing calls for the panels to be split apart to capture the majority of the sunlight. The number of panels will

remain the same and the mounting will be flush against the roof.

Chairman Jensen closed the Public Hearing.

Mr. Knight made a motion to approve the Conditional Use Permit for solar panels at 177 E. Oakridge Dr., Steven and Debra Nielsen, applicants, as shown in the second drawing. Mr. Badham seconded the motion. Voting passed 3-0 in favor.

4. Consider approval of a Conditional Use Permit letter, in written form, for a Conditional Use Permit to allow for solar panels at 24 W. 1100 S., Craige Olson, applicant.

Item was tabled until another meeting.

5. Chairman Jensen ascertained there were no other items to discuss. The meeting was adjourned at 5:13 pm.